



GREEN GULLY

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Comprising 40.4 ha (100 acres approx.), this picturesque property offers peace and privacy only 24 kilometres from Mudgee.

The accommodation comprises three separate dwellings: A one bedroom cottage with kitchen, meals and living area; a converted colour bond shed with large laundry and a bathroom; and a separate third bedroom. There is also a 16ft Millard caravan.

Shedding consists of 7m x 4m shed with stable, tackle room and workshop with power connected. There are two further garden sheds, a tool shed and carport.

Power and phone are both connected and there is school bus at the gate.

Water is plentiful with creek frontage, four dams and 15,000 gallons of tank storage.

Other improvements include a greenhouse, established gardens, orchard, cleared horse arena and additional back-up solar power.

Land Size : 404000 sqm
View : <https://www.thepropertyshop.com.au/sale/nsw/dubbo-orana/green-gully/residential/rural/5657883>